



# PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members  
SEROP TOROSSIAN, Vice Chair  
PAUL E. CAPRIOGLIO  
RAMA DAWAR  
ANDY HANSEN-SMITH  
LUISA MEDINA  
ROJELIO VASQUEZ

Development and Resource Management Department  
Director JOHN M. DUGAN  
Assistant Directors/Secretary  
KEITH BERGTHOLD/JERRY D. BISHOP

Senior Deputy City Attorney  
SHANNON L. CHAFFIN

*The Planning Commission welcomes you to this meeting.*

**October 6, 2010**

**Wednesday**

**6:00 p.m. to 10:00 p.m.**

**City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Development and Resource Management Department staff at 559-621-8277. **The agenda related staff reports are available at [www.fresno.gov](http://www.fresno.gov).**

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitados, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277.

Chav sablaj muaj rau cov tibneeg xiam ooghav, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooghav, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those attending the meeting.

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes - Meeting Minutes of July 21, 2010
- B. Communications
- C. Entitlements

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

**VIII. NEW MATTERS**

A. City of Fresno Bicycle, Pedestrian, and Trails Master Plan 2010.

1. Recommend approval to the City Council of the environmental finding of a Negative Declaration for the City of Fresno Bicycle, Pedestrian, and Trails Master Plan.
2. Recommend adoption to the City Council of the City of Fresno Bicycle, Pedestrian, and Trails Master Plan.
  - Citywide
  - Staff Recommendation: Recommend Approval
  - Staff Member: Bryan Jones, TE, PTP, AICP,  
Department of Public Works, City Traffic Engineer/Traffic Engineering Manager
  - Will be considered by the City Council

B. Consider the adoption of an Official Plan Line (OPL) for the West Dakota Avenue alignment from North Grantland Avenue to North Hayes Avenue. The subject planned major street alignment segment is approximately one mile in length and is located within the boundaries of the 2025 Fresno General Plan and West Area Community Plan.

1. **Environmental Assessment No. EA-10-03** recommends adoption of a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 and the Mitigated Negative Declaration (MND) prepared for Plan Amendment A-09-02 (Air Quality MND).
2. **Official Plan Line for West Dakota Avenue** recommends adoption of an official plan line for the alignment of the planned major street (Collector) segment of West Dakota Avenue from North Grantland Avenue to North Hayes Avenue, which will be designed to accommodate one travel lane in each direction, and a two-way left turn lane.
  - West Area Community Plan
  - Council District 1 (Councilmember Xiong)
  - Staff Recommendation: Recommend Approval
  - Staff Member: Will Tackett
  - Will be considered by the City Council

**VIII. NEW MATTERS (Continued)**

- C. Consider an appeal of the Development and Resource Management Department Director's approval of Conditional Use Permit Application No. C-10-107, filed by SAC Wireless, on behalf of Verizon Wireless Communications pertaining to approximately 784 square feet of property located within a 1.43 acre site at 5482 West Spruce Avenue on the north side of West Spruce Avenue just north of West Herndon Avenue. The subject property is zoned C-M/UGM/cz, (*Commercial and Light Manufacturing District with Conditions of Zoning*).
1. **Environmental Assessment No. C-10-107** recommends adoption of a determination of a Class 32/Section 15332 (Infill Development Projects) Categorical Exemption from the requirements of the California Environmental Quality Act.
  2. **Conditional Use Permit Application No. C-10-107** requests authorization to install a new 80-foot high slimline monopole mounting six flush-mounted panel antennae stacked at two antenna centerlines and enclosed within a radome with one on-site support ground cabinet.
    - Bullard Community Plan
    - Council District 2 (Councilmember Borgeas)
    - Staff Recommendation: Deny appeal and uphold Director's action
    - Staff Member: Jack Van Patten
    - May be considered by the City Council on appeal
- D. Consider Plan Amendment Application No. A-07-010 and Rezone Application No. R-07-030 filed by North Palm Investors, pertaining to approximately 21 acres of property located on the west side of North Harrison Avenue along the San Joaquin River Bluffs.
1. **Environmental Assessment No. A-07-010/R-07-030** recommends adoption of a Mitigated Negative Declaration for the plan amendment and rezone applications.
  2. **Plan Amendment Application No. A-07-010** seeks to amend the Bullard Community Plan and the 2025 Fresno General Plan from medium low density residential to the office commercial plan designation.
  3. **Rezone Application No. R-07-030** seeks to rezone the subject site from the AE-20/BP/UGM (*Exclusive Twenty Acre Agricultural/Bluff Preservation Overlay/Urban Growth Management*) zone district to the C-P/BP/UGM (*Administrative and Professional Office/Bluff Preservation Overlay/Urban Growth Management*) zone district.
    - Bullard Community Plan
    - Council District 2 (Councilmember Borgeas)
    - Staff Recommendation: Recommend Approval
    - Staff Member: McKencie Contreras
    - Will be considered by the City Council

**IX. REPORT BY SECRETARY**

**X. SCHEDULED ORAL COMMUNICATIONS**

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XII. ADJOURNMENT**

***UPCOMING MATTERS***

*(Dates subject to change)*